



Town Centre Office Suites **TO LET**



11 CORNHILL, BRIDGWATER, SOMERSET, TA6 3BU.

- Prominent Town Centre location.
- First Floor Office – 789 sq ft – Rent £5,000 per annum.
- Second Floor – Suite 4 is 163 sq ft and Suite 5 is 120 sq ft.
- Rent: Suite 4 –£2,400 per annum (all inclusive)
- Rent: Suite 5 – £1,800 per annum.
- Available on flexible lease terms from 6 months to 3 years.

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LOCATION – Cornhill occupies a prime town centre location, amongst a cluster of high street retailers, cafes as well as licensed bar and restaurant occupiers. Cornhill is adjacent to Fore Street, a pedestrian trading location within the town centre and the location of multiple national occupiers.

The town centre of Bridgwater is less than 2 miles from J24 of the M5 Motorway, which links with Taunton to the south and Bristol to the north.

Bridgwater has a growing population presently approaching 45,000, boasting a thriving town centre and offering a pleasant working environment. The planned development of Hinkley Point C will boost the local economy and promote growth within the town and the surrounding areas.

DESCRIPTION – Situated within a Grade II listed property, the first floor office Suite comprises four office rooms, being self contained but having access over a shared entrance lobby and staircase from Cornhill. The offices are carpeted with gas central heating, strip lighting and their own WC facilities and kitchenette. One parking space is available by separate negotiation.

On the second floor there are two individual office suites available, which are carpeted with strip lighting. There are communal separate male and female toilets as well as a communal kitchenette.

ACCOMMODATION – Floor areas:-

First Floor:

Offices – 789 sq ft / 73.30 sq m

Second Floor:

Suite S4 – 163 sq ft / 15.14 sq m

Suite S5 – 120 sq ft / 11.15 sq m

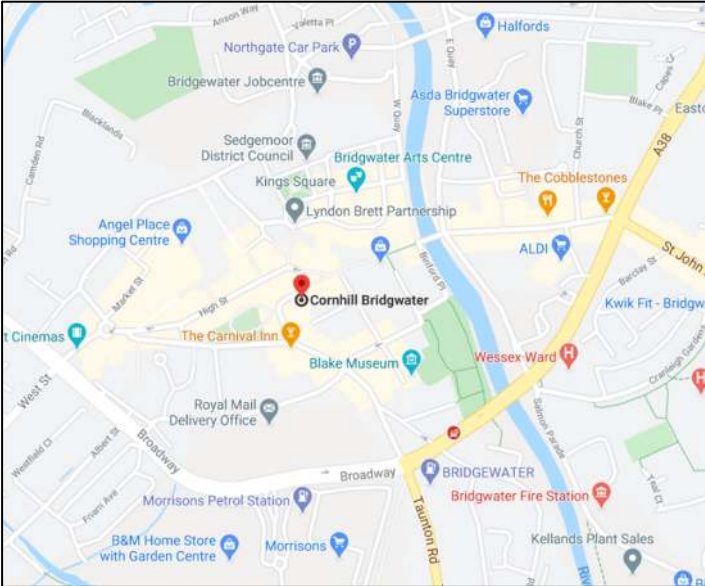
BUSINESS RATES – The 2017 Rateable Valuation is as follows:

First Floor Offices – £4,650 per annum.

Suite S4 – £910 per annum.

Suite S5 – £670 per annum.

Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.



TERMS – The offices are available to let by way of new flexible tenancies for a term from 6 months up to 3 years, on internal repairing and insuring terms.

A Service Charge is payable in respect of shared items, heating, water, etc.

LEGAL COSTS – The new tenant will be responsible for a contribution towards the landlord’s reasonable legal costs incurred.

VIEWINGS – Please contact:

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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.